



A spacious four / five bedroomed detached family home with extended rear gardens over looking adjoining countryside. The property benefits from electric heating and upvc double glazing. The accommodation includes a reception hall, spacious living room with log burning stove, open plan kitchen / dining room leading to the conservatory. There is also a family room / bedroom together with a utility room and cloaks room / wc. To the first floor there is a master bedroom with en suite shower room / wc and three further good sized bedrooms and a family bathroom. Externally there is a driveway providing off street parking for several vehicles and an extended rear lawned garden. The popular village of Little Crapehall is well positioned for access to Bedale, Northallerton and the A1M.





- Spacious four / five bed roomed detached family home with large extended rear garden
- Open plan kitchen / dining room leading to the conservatory
- Useful utility room and separate cloaks room / wc
- Three further good sized bedrooms and a family bathroom with shower cubicle
- Good sized extended rear garden adjoining open countryside to the rear
- Spacious living room with dual sided log burning stove
- Ground floor play room / bedroom
- Master bedroom with en suite shower room
- Driveway providing off street parking for several vehicles
- Popular village location

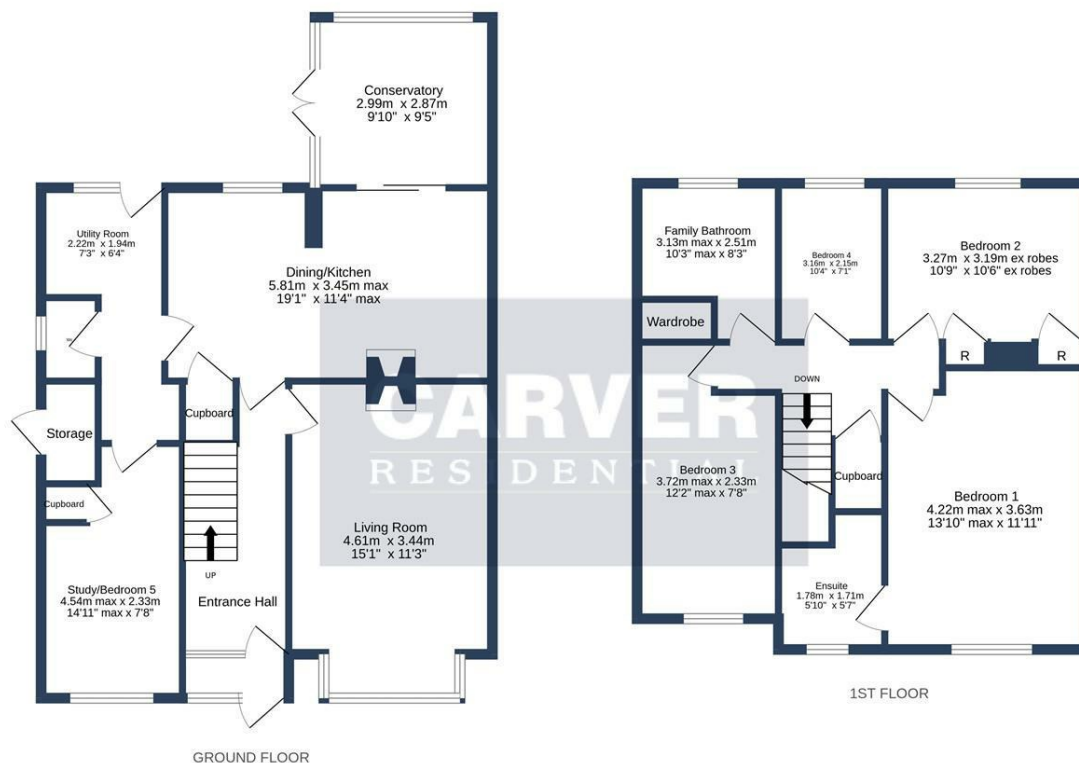
GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage.

Double glazing.

Local Authority: Hambleton Band D



CORONATION ROAD, LITTLE CRAPEHALL, DL8 1HZ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	79
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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